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Suburb Statistics Report

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Area Profile

The size of Mount Eliza is approximately 23 square kilometres. It has 40 parks covering nearly 5% of total area.

The population of Mount Eliza in 2006 was 16,710 people. By 2011 the population was 17,236 showing a population growth of 3% in the area during that time.

The predominant age group in Mount Eliza is 0-14 years.

Households in Mount Eliza are primarily couples with children and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments.

In general, people in Mount Eliza work in a Professional occupation.

In 2006, 87.9% of the homes in Mount Eliza were owner-occupied compared with 88.4% in 2011.

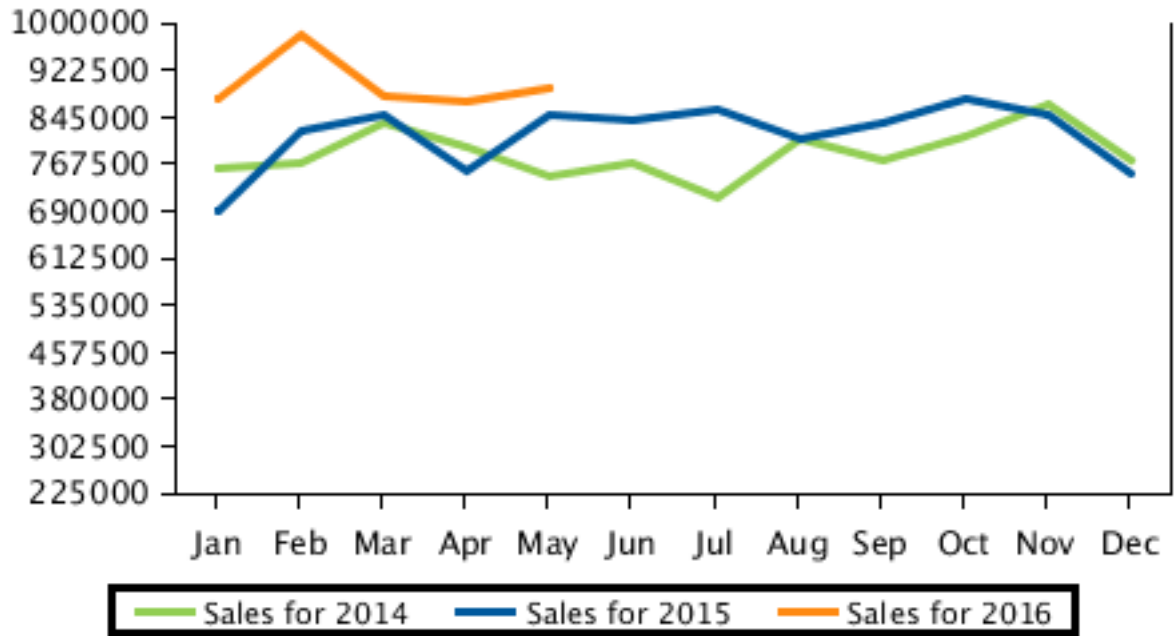
Currently the median sales price of houses in the area is 892,500.

Median Sale Price

| Period | Year 2014 | Year 2015 | Year 2016 |
|-----------|--------------|--------------|--------------|
| | Median Price | Median Price | Median Price |
| January | \$760,000 | \$690,000 | \$875,000 |
| February | \$770,000 | \$822,500 | \$980,000 |
| March | \$835,000 | \$848,000 | \$880,000 |
| April | \$795,000 | \$755,000 | \$872,000 |
| May | \$745,000 | \$850,000 | \$892,500 |
| June | \$770,000 | \$841,250 | \$0 |
| July | \$710,000 | \$858,375 | \$0 |
| August | \$808,500 | \$808,000 | \$0 |
| September | \$775,000 | \$835,555 | \$0 |
| October | \$815,000 | \$872,500 | \$0 |
| November | \$867,250 | \$850,000 | \$0 |
| December | \$772,500 | \$752,500 | \$0 |



Median Sale Price



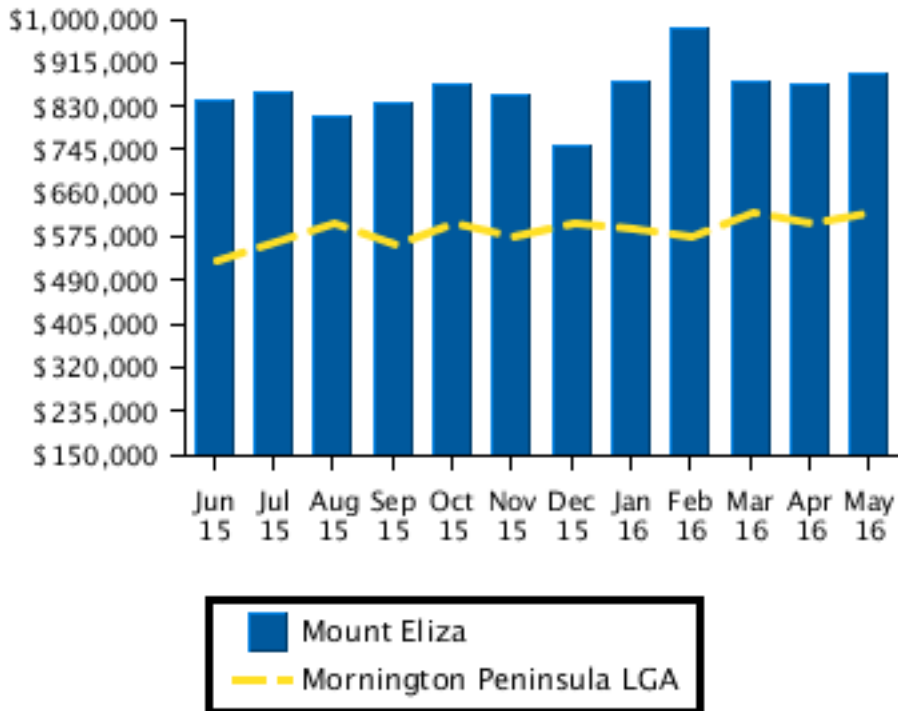


Recent Median Sale Prices

Recent Median House Sale Prices

| Period | Mount Eliza | Mornington Peninsula LGA |
|----------------|--------------|--------------------------|
| | Median Price | Median Price |
| May 2016 | \$892,500 | \$620,000 |
| April 2016 | \$872,000 | \$600,000 |
| March 2016 | \$880,000 | \$620,000 |
| February 2016 | \$980,000 | \$577,500 |
| January 2016 | \$875,000 | \$592,500 |
| December 2015 | \$752,500 | \$600,000 |
| November 2015 | \$850,000 | \$573,000 |
| October 2015 | \$872,500 | \$602,500 |
| September 2015 | \$835,555 | \$557,500 |
| August 2015 | \$808,000 | \$602,500 |
| July 2015 | \$858,375 | \$567,000 |
| June 2015 | \$841,250 | \$530,000 |

Recent Median House Sale Prices

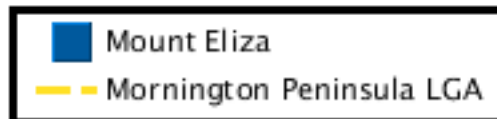
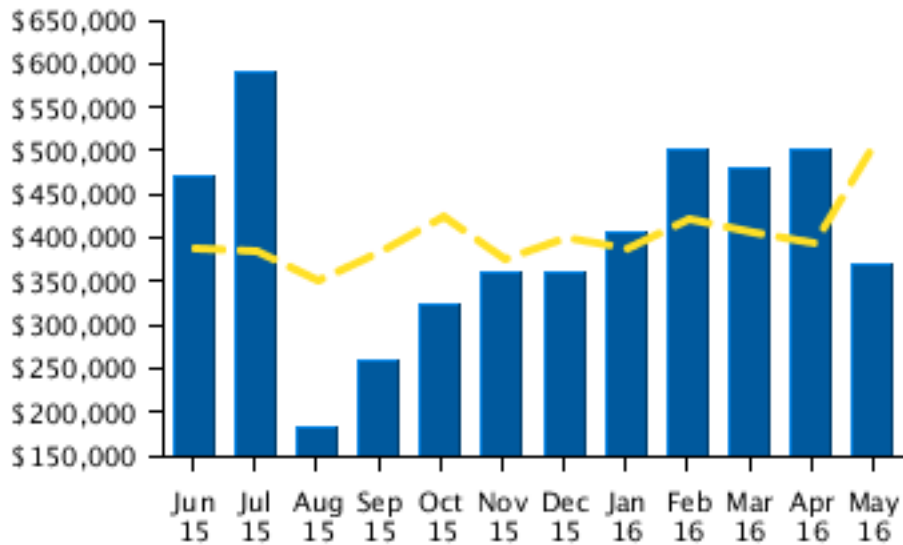




Recent Median Unit Sale Prices

| Period | Mount Eliza Median Price | Mornington Peninsula LGA Median Price |
|----------------|-----------------------------|--|
| May 2016 | \$368,000 | \$511,250 |
| April 2016 | \$502,500 | \$392,500 |
| March 2016 | \$480,000 | \$405,000 |
| February 2016 | \$500,000 | \$420,000 |
| January 2016 | \$405,000 | \$389,000 |
| December 2015 | \$360,000 | \$399,500 |
| November 2015 | \$360,000 | \$376,000 |
| October 2015 | \$323,000 | \$425,000 |
| September 2015 | \$260,000 | \$383,500 |
| August 2015 | \$181,500 | \$350,000 |
| July 2015 | \$589,250 | \$385,000 |
| June 2015 | \$471,000 | \$387,000 |

Recent Median Unit Sale Prices

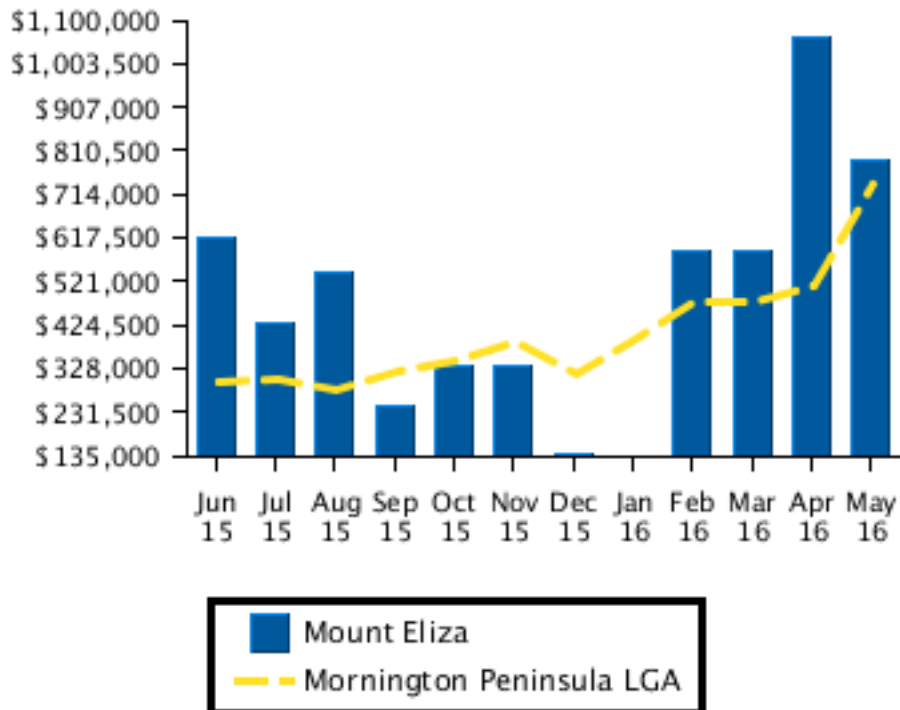




Recent Median Land Sale Prices

| Period | Mount Eliza Median Price | Mornington Peninsula LGA Median Price |
|----------------|-----------------------------|--|
| May 2016 | \$790,000 | \$735,000 |
| April 2016 | \$1,060,000 | \$509,000 |
| March 2016 | \$590,000 | \$475,000 |
| February 2016 | \$590,000 | \$475,000 |
| January 2016 | \$135,000 | \$392,500 |
| December 2015 | \$138,002 | \$315,000 |
| November 2015 | \$332,500 | \$388,750 |
| October 2015 | \$332,500 | \$345,000 |
| September 2015 | \$245,000 | \$319,000 |
| August 2015 | \$540,500 | \$277,500 |
| July 2015 | \$425,250 | \$305,000 |
| June 2015 | \$620,000 | \$299,500 |

Recent Median Land Sale Prices



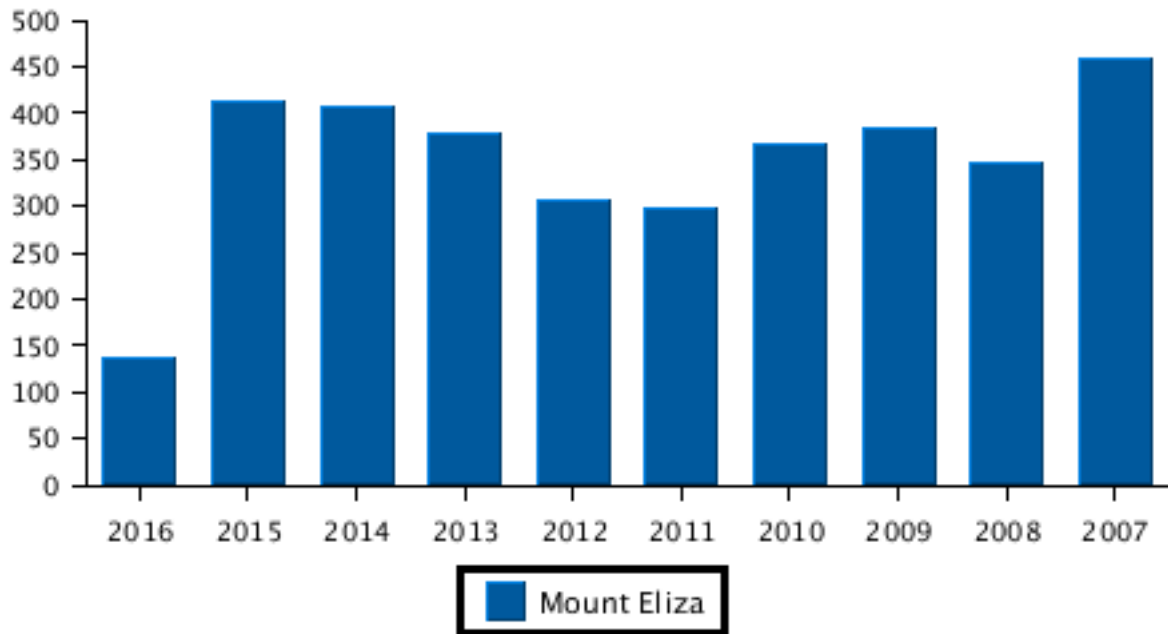


Sales Per Annum

House Sales Per Annum

| Period | Mount Eliza Number |
|--------|-----------------------|
| 2016 | 137 |
| 2015 | 413 |
| 2014 | 406 |
| 2013 | 377 |
| 2012 | 305 |
| 2011 | 297 |
| 2010 | 367 |
| 2009 | 383 |
| 2008 | 347 |
| 2007 | 457 |

House Sales Per Annum

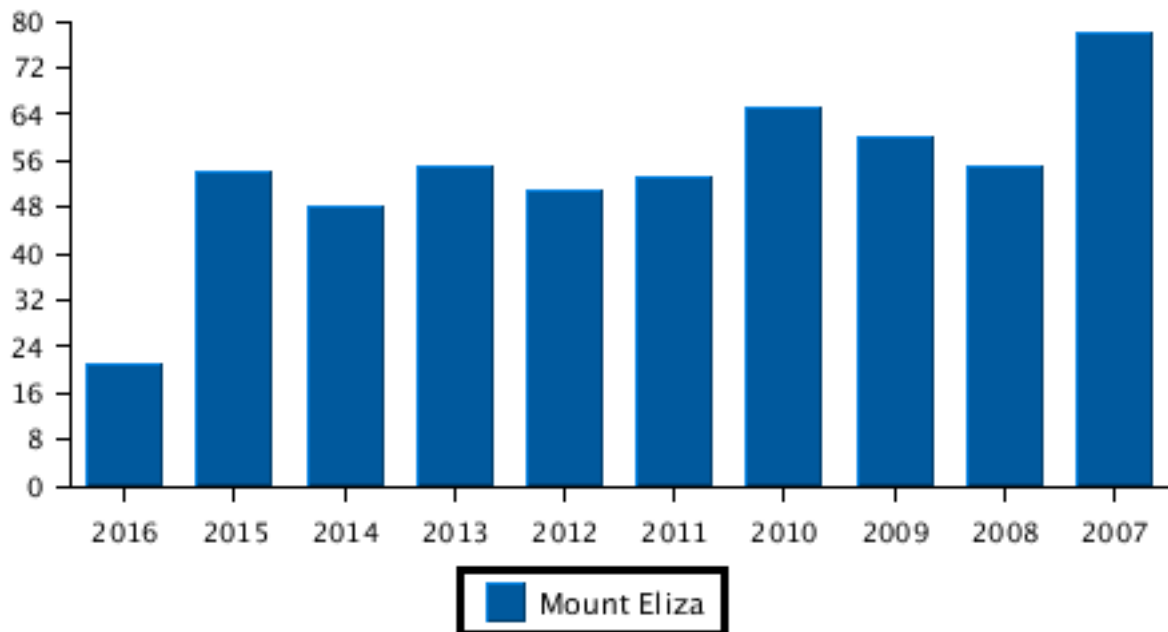




Unit Sales Per Annum

| Period | Mount Eliza Number |
|--------|-----------------------|
| 2016 | 21 |
| 2015 | 54 |
| 2014 | 48 |
| 2013 | 55 |
| 2012 | 51 |
| 2011 | 53 |
| 2010 | 65 |
| 2009 | 60 |
| 2008 | 55 |
| 2007 | 78 |

Unit Sales Per Annum

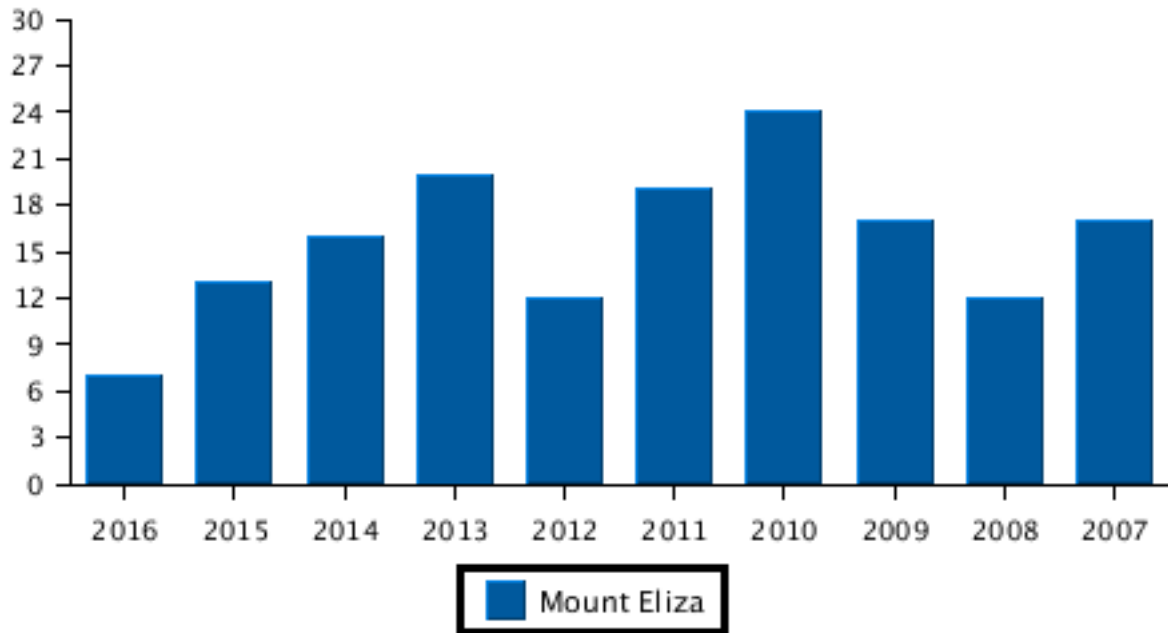




Land Sales Per Annum

| Period | Mount Eliza Number |
|--------|--------------------|
| 2016 | 7 |
| 2015 | 13 |
| 2014 | 16 |
| 2013 | 20 |
| 2012 | 12 |
| 2011 | 19 |
| 2010 | 24 |
| 2009 | 17 |
| 2008 | 12 |
| 2007 | 17 |

Land Sales Per Annum



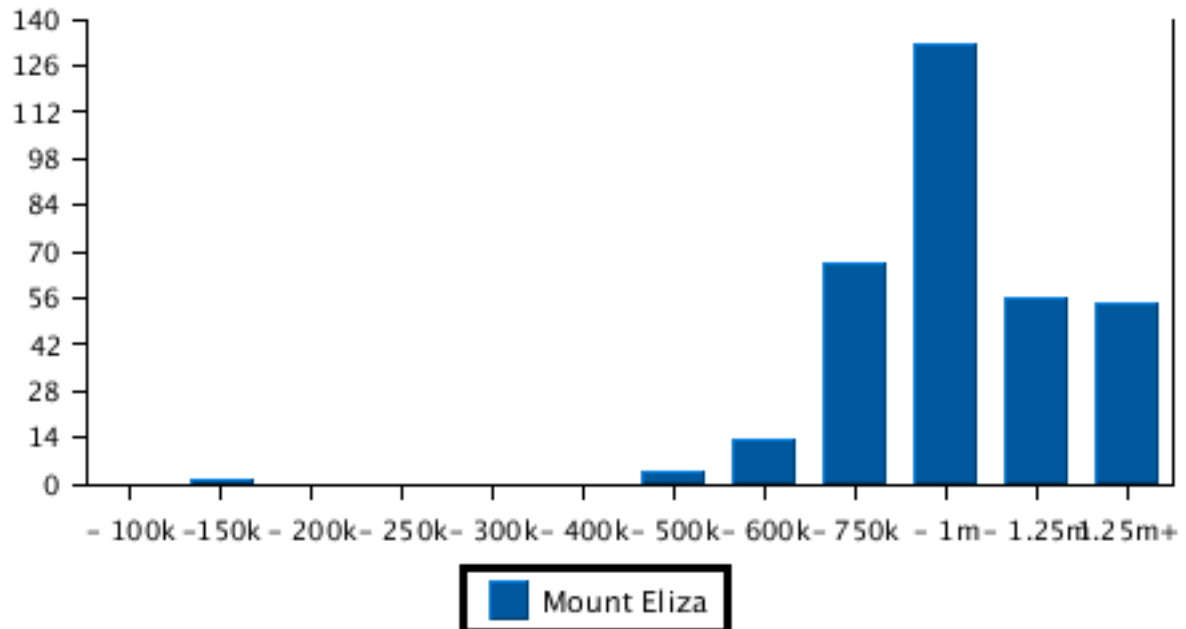


Sales By Price

House Sale by Price (12 months)

| Price | Mount Eliza | |
|--------------|-------------|--------|
| | Price | Number |
| 0 - 100k | | 0 |
| 101 -150k | | 1 |
| 151 - 200k | | 0 |
| 201 - 250k | | 0 |
| 251 - 300k | | 0 |
| 301 - 400k | | 0 |
| 401 - 500k | | 4 |
| 501 - 600k | | 13 |
| 601 - 750k | | 66 |
| 751 - 1m | | 132 |
| > 1m - 1.25m | | 56 |
| 1.25m+ | | 54 |

House Sales By Price (12 months)

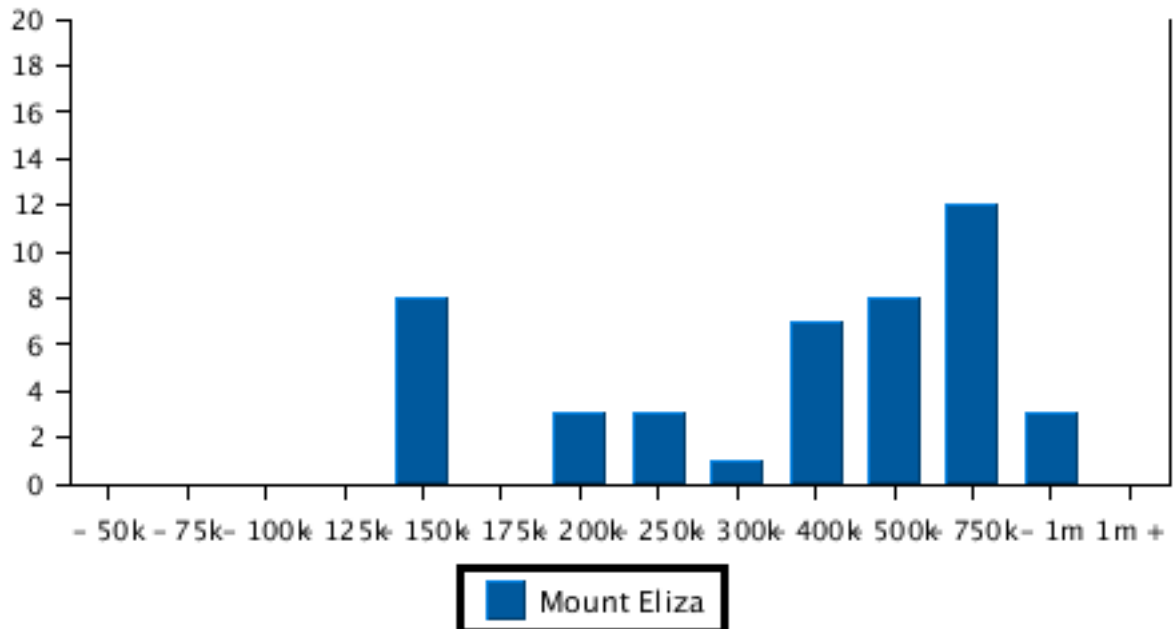




Unit Sale by Price (12 months)

| Price | Mount Eliza | |
|------------|-------------|--|
| | Number | |
| 0 - 50k | 0 | |
| 51 - 75k | 0 | |
| 76 - 100k | 0 | |
| 101 - 125k | 0 | |
| 126 - 150k | 8 | |
| 151 - 175k | 0 | |
| 176 - 200k | 3 | |
| 201 - 250k | 3 | |
| 251 - 300k | 1 | |
| 301 - 400k | 7 | |
| 401 - 500k | 8 | |
| 501 - 750k | 12 | |
| 751 - 1m | 3 | |
| 1m + | 0 | |

Unit Sales By Price (12 months)

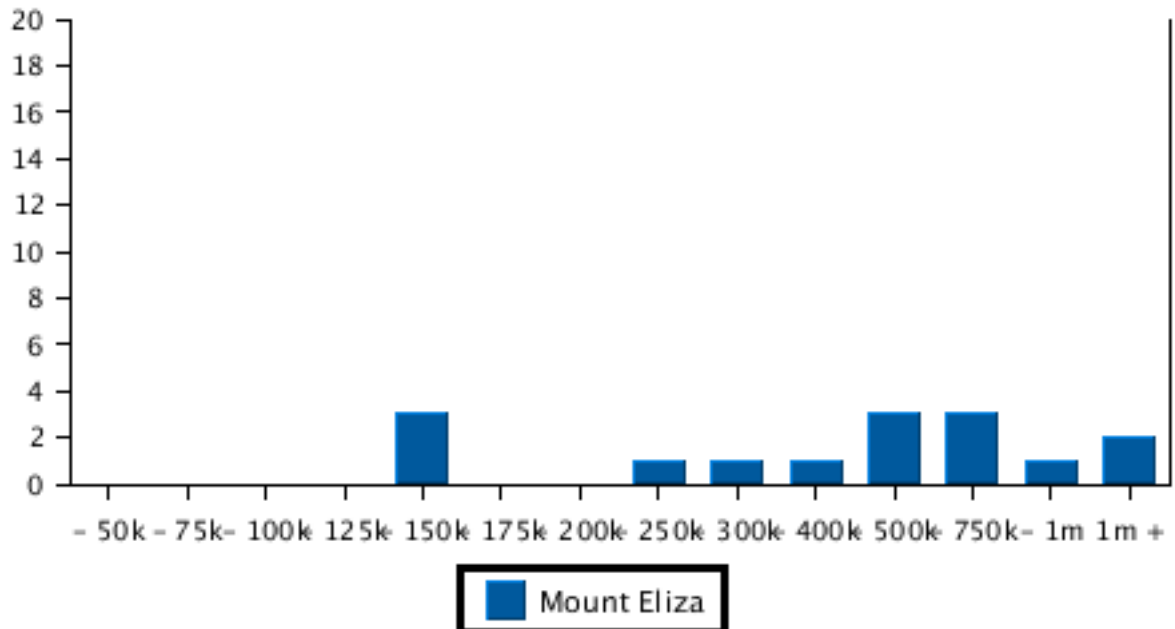




Land Sale by Price (12 months)

| Price | Mount Eliza | |
|------------|-------------|--|
| | Number | |
| 0 - 50k | 0 | |
| 51 - 75k | 0 | |
| 76 - 100k | 0 | |
| 101 - 125k | 0 | |
| 126 - 150k | 3 | |
| 151 - 175k | 0 | |
| 176 - 200k | 0 | |
| 201 - 250k | 1 | |
| 251 - 300k | 1 | |
| 301 - 400k | 1 | |
| 401 - 500k | 3 | |
| 501 - 750k | 3 | |
| 751 - 1m | 1 | |
| 1m + | 2 | |

Land Sales By Price (12 months)

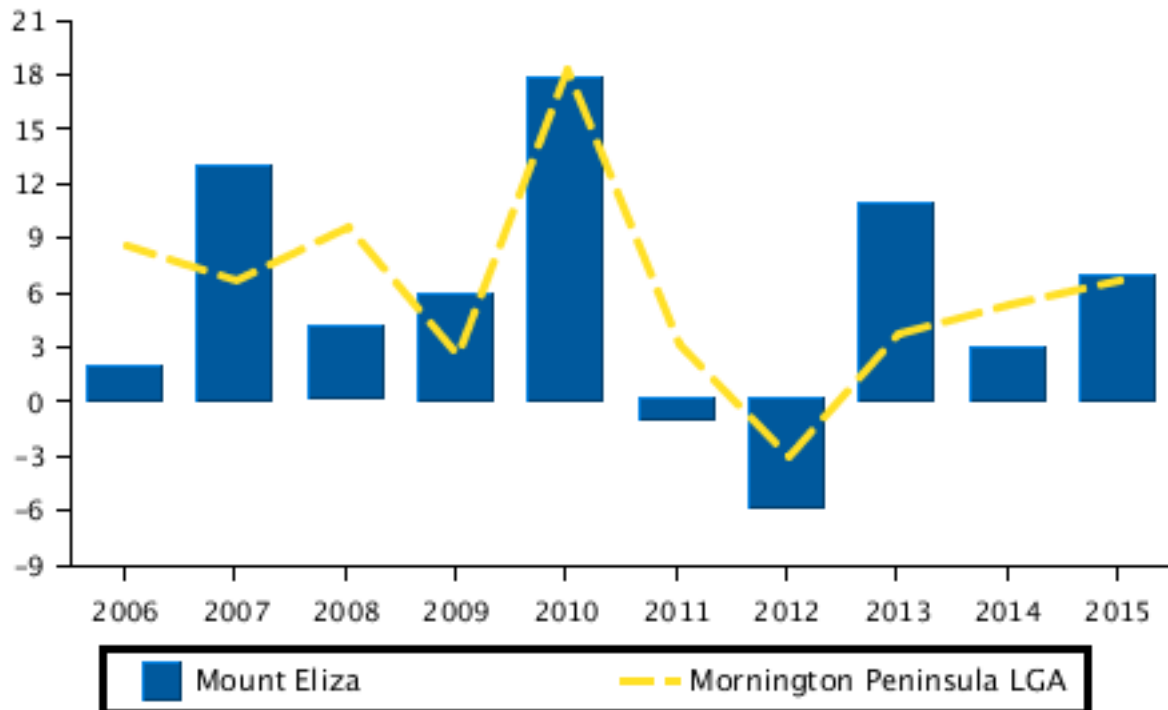


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

| Period | Mount Eliza % Change | Mornington Peninsula LGA % Change |
|--------|-------------------------|--------------------------------------|
| 2015 | 7% | 6.6% |
| 2014 | 3% | 5.4% |
| 2013 | 10.9% | 3.7% |
| 2012 | -6.1% | -3% |
| 2011 | -1.2% | 3.1% |
| 2010 | 17.9% | 18.3% |
| 2009 | 5.9% | 2.5% |
| 2008 | 4.1% | 9.6% |
| 2007 | 13% | 6.7% |
| 2006 | 2% | 8.6% |

Capital Growth in Median Prices (Houses)

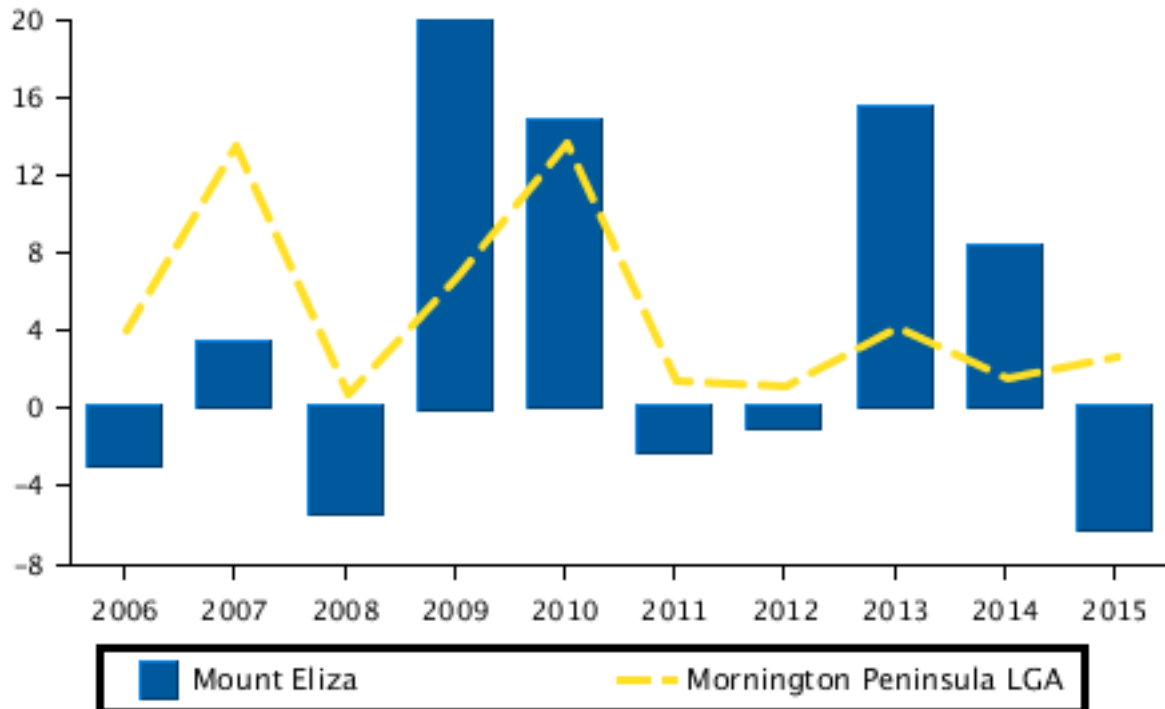




Capital Growth in Median Prices (Unit)

| Period | Mount Eliza % Change | Mornington Peninsula LGA % Change |
|--------|-------------------------|--------------------------------------|
| 2015 | -6.5% | 2.6% |
| 2014 | 8.4% | 1.6% |
| 2013 | 15.6% | 4.1% |
| 2012 | -1.3% | 1.1% |
| 2011 | -2.5% | 1.4% |
| 2010 | 14.9% | 13.6% |
| 2009 | 23.8% | 6.7% |
| 2008 | -5.7% | 0.7% |
| 2007 | 3.5% | 13.5% |
| 2006 | -3.2% | 4% |

Capital Growth in Median Prices (Unit)

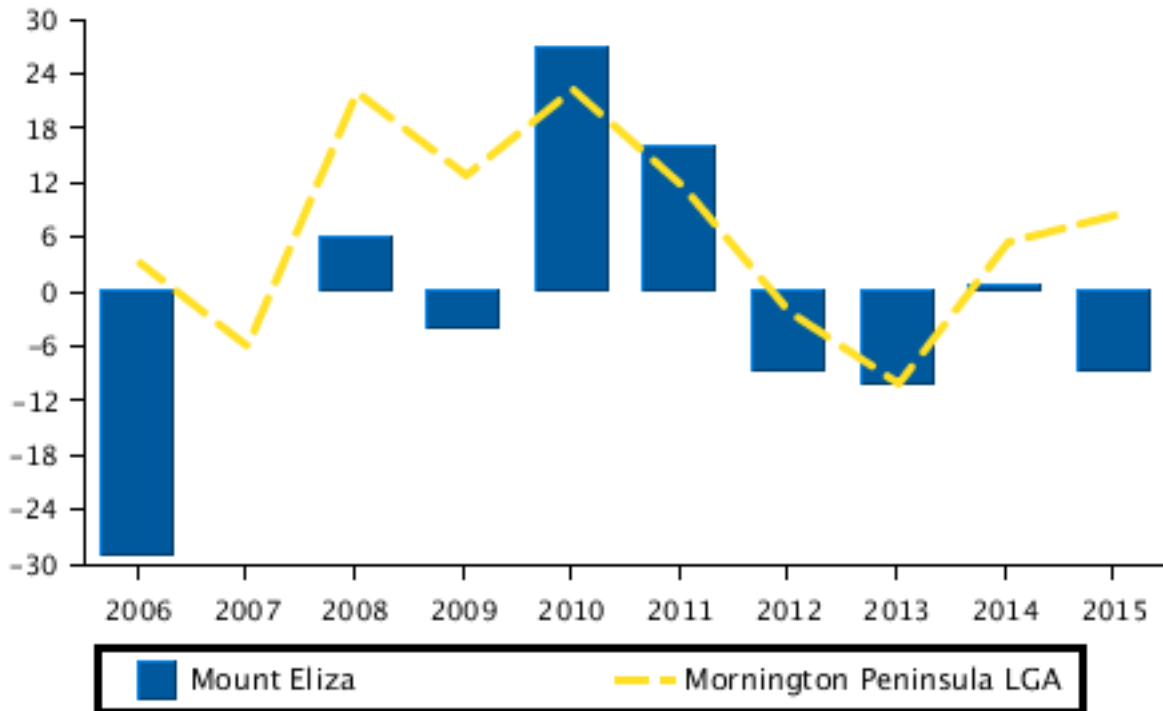




Capital Growth in Median Prices (Land)

| Period | Mount Eliza % Change | Mornington Peninsula LGA % Change |
|--------|-------------------------|--------------------------------------|
| 2015 | -8.9% | 8.4% |
| 2014 | 0.8% | 5.3% |
| 2013 | -10.3% | -10.1% |
| 2012 | -8.9% | -2.1% |
| 2011 | 16.1% | 11.5% |
| 2010 | 27% | 22.3% |
| 2009 | -4.4% | 12.8% |
| 2008 | 6% | 21.9% |
| 2007 | 0% | -5.9% |
| 2006 | -29.4% | 3% |

Capital Growth in Median Prices (Land)





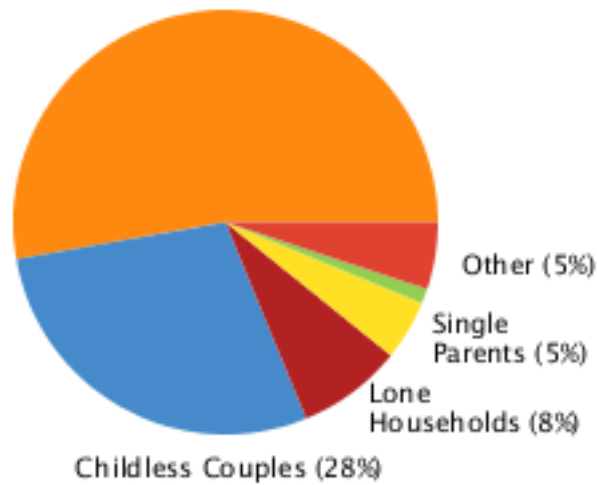
Household

Household Structure

| Type | Percent |
|-----------------------|---------|
| Couples with Children | 52.8 |
| Childless Couples | 28.4 |
| Lone Households | 8.0 |
| Other | 5.1 |
| Single Parents | 4.6 |
| Group Households | 1.1 |

Household Structure

Couples with Children (53%)

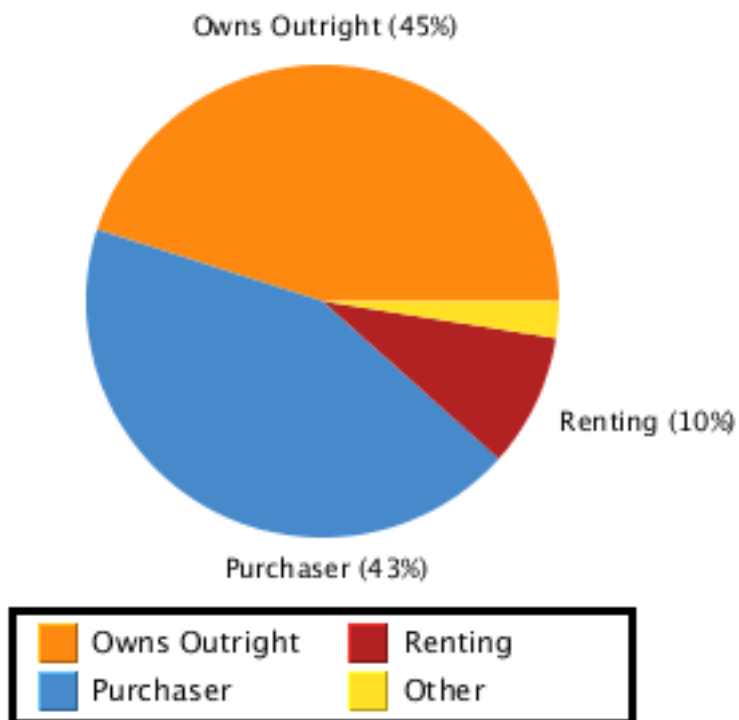




Household Occupancy

| Type | Percent |
|----------------|---------|
| Owens Outright | 45.1 |
| Purchaser | 43.3 |
| Renting | 9.1 |
| Other | 2.5 |

Household Occupancy

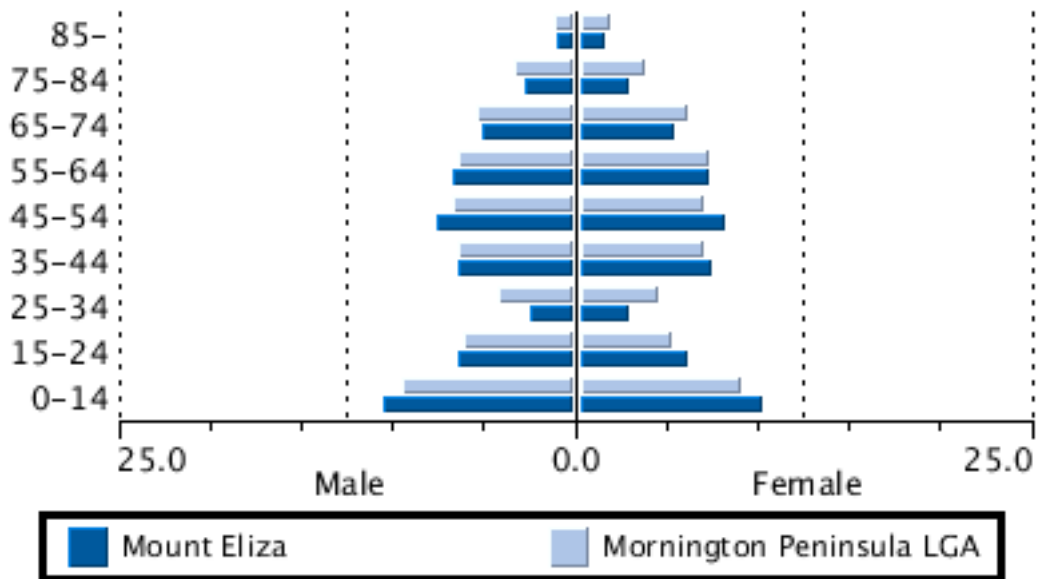




Age Sex Ratio

| Age Group | Mount Eliza | | Mornington Peninsula LGA | |
|-----------|-------------|----------|--------------------------|----------|
| | Male % | Female % | Male % | Female % |
| 0-14 | 10.5 | 10.1 | 9.4 | 9.0 |
| 15-24 | 6.3 | 6.0 | 6.0 | 5.2 |
| 25-34 | 2.4 | 2.9 | 4.1 | 4.5 |
| 35-44 | 6.4 | 7.4 | 6.3 | 7.0 |
| 45-54 | 7.5 | 8.1 | 6.6 | 7.0 |
| 55-64 | 6.6 | 7.3 | 6.3 | 7.2 |
| 65-74 | 5.1 | 5.3 | 5.4 | 6.0 |
| 75-84 | 2.7 | 2.9 | 3.3 | 3.8 |
| 85- | 1.0 | 1.5 | 1.1 | 1.8 |

Age Sex Ratio

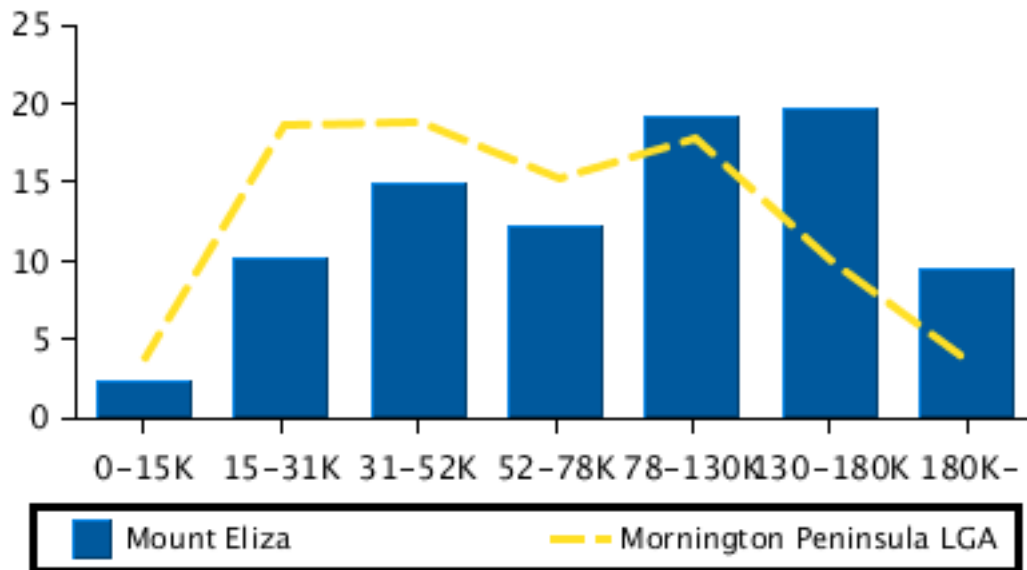




Household Income

| Income Range | Mount Eliza % | Mornington Peninsula LGA % |
|--------------|---------------|----------------------------|
| 0-15K | 2.3 | 3.9 |
| 15-31K | 10.2 | 18.7 |
| 31-52K | 14.8 | 18.8 |
| 52-78K | 12.1 | 15.3 |
| 78-130K | 19.1 | 17.7 |
| 130-180K | 19.6 | 9.9 |
| 180K- | 9.5 | 3.5 |

Household Income





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